

ZB# 95-15

Kenneth Cox

53-4-9

Prelim.

April 24, 1995

Applicant picked
up Applications 4/29/95

Need copies:

- ① Deed ✓
- ② Title Report ✓
- ③ Photos
- ④ Fees : ① 50.00 ✓
- ② 300.00 ✓

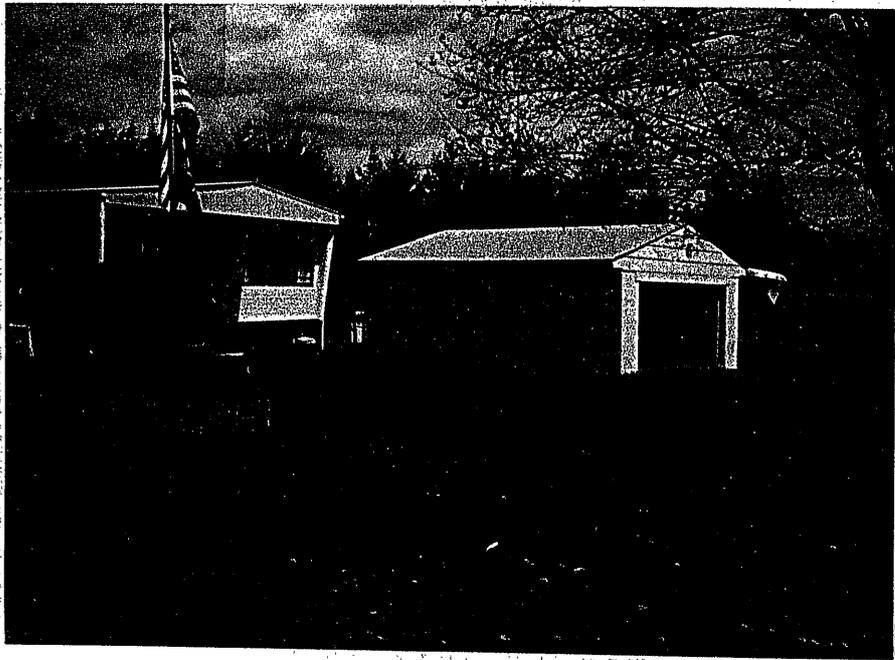
Notice to Sentinel = 4/25/95.

P.H. - May 8, 1995

Area Variance
Approved

207.50 Refund due

#95-15 - Cox, Kenneth
area



TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14553

April 25 19 94

Received of Arlene + Kenneth Cox \$ 50.00

Fifty 00/100 DOLLARS

For Zoning 95-15

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>ck# 2049</u>		<u>50.00</u>

By Dorothy H. Hansen

Town Clerk

Title

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Cop, Kenneth & Arlene

FILE # 95-15

RESIDENTIAL: \$50.00 COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE \$ 50.00 #2049
* * * * * Paid 4/25/95.

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00 #2050
Paid 4/25/95.

DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE . 4/24/95 - 3 pages \$ 9.00
2ND PRELIM. MEETING - PER PAGE . 5/8/95 \$ 13.50
3RD PRELIM. MEETING - PER PAGE \$ _____
PUBLIC HEARING - PER PAGE \$ _____
PUBLIC HEARING (CONT'D) PER PAGE \$ _____
TOTAL \$ 22.50

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING- _____ HRS. 4/24/95 \$ 35.00
2ND PRELIM. _____ HRS. 5/8/95 \$ 35.00
3RD PRELIM. _____ HRS. \$ _____
PUBLIC HEARING _____ HRS. \$ _____
PUBLIC HEARING _____ HRS. (CONT'D) \$ _____

TOTAL HRS. _____ @ \$ _____ PER HR. \$ _____
TOTAL \$ 70.00

MISC. CHARGES:

_____ \$ _____
TOTAL \$ 92.50

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$ _____
REFUND TO APPLICANT DUE \$ 207.50
refund

(ZBA DISK#7-012192.FEE)

Arlene Cox
Kenneth Cox
P.O. Box 43

Washingtonville, NY 10992

2050

April 25 19 75 50-693/219

PAY TO THE
ORDER OF

Town of New Windsor \$ 300⁰⁰

Three Hundred ^{no} / 100 DOLLARS



Key Bank of New York
1022 Union Avenue
Newburgh, NY 12550
Union Avenue Office

334

MEMO

Zoning 95-15.

Arlene Cox

⑆021906934⑆ 34⑈290123⑈3⑈ 2050

CCNYG AMERICA

Arlene Cox
Kenneth Cox
P.O. Box 43

Washingtonville, NY 10992

2049

April 25 19 75 50-693/219

PAY TO THE
ORDER OF

Town of New Windsor \$ 500⁰⁰

Fifty ^{no} / 100 DOLLARS



Key Bank of New York
1022 Union Avenue
Newburgh, NY 12550
Union Avenue Office

334

MEMO

Zoning 95-15.

Arlene Cox

⑆021906934⑆ 34⑈290123⑈3⑈ 2049

CCNYG AMERICA

-----x
In the Matter of the Application of

KENNETH and ARLENE COX,

DECISION GRANTING
AREA VARIANCE#95-15.
-----x

WHEREAS, KENNETH COX and ARLENE COX, residing on Carpenter Road at the intersection of Werner Court, (P. O. Box 32), Washingtonville, New York 10992, have made application before the Zoning Board of Appeals for relief from Section 48-14A(4) of the Supplementary Yard Regulations to permit existing garage which projects closer to road than principal residence at the above premises in an R-1 zone; and

WHEREAS, a public hearing was held on the 8th day of May, 1995, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared before the Board and represented themselves; and

WHEREAS, there was one (1) spectator appearing at the public hearing; and

WHEREAS, no one spoke and there was no opposition to the application before the Board; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence showed that:

(a) The premises is a one-family home located in a neighborhood of one-family homes.

(b) The garage that is the subject of this action has been in place since 1967.

(c) A building permit was obtained for the construction of the garage. At the time the building permit was obtained, the building inspector knew the proposed location of the garage because it was located on the ground and shown to the building inspector.

(d) The garage was actually constructed in the same location as was shown to the building inspector.

(e) If the garage were moved it would constitute a health hazard because it would then be located over the septic system servicing the premises.

(f) As a result of the building inspector's examination of the garage, its construction appears to be adequate under the law.

(g) Such a garage is a permitted accessory use. The only question before the board is its location.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The structure has been in place for approximately 28 years and there are no complaints on record with the town building inspector and no one appeared to oppose this application.

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure. The structure would be difficult or functionally impossible to relocate and if it was relocated to conform with the setback requirements of the town code, it would be located over an existing and functioning septic system which would pose a health hazard.

3. The requested variance is substantial in relation to the town regulations but nevertheless is warranted because of the unique layout and construction on this parcel.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the applicant faces in conforming to the bulk regulations is self-created but should be granted because the owners of the property acted in good faith believing they had complied with the law and the location of the two-car garage (an allowed use) is the best location for this property.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested variance is the minimum variance necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

NOW THEREFORE BE IT

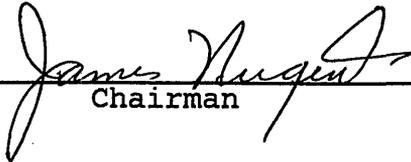
RESOLVED, that the Zoning Board of Appeals of the Town of

New Windsor GRANT relief from Section 48-14A(4) of the Supplementary Yard Regulations in order to allow an existing garage which projects closer to the road than the principal residence at the above address in an R-1 zone, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: June 12, 1995.


Chairman

(ZBA DISK#13-052695.KC)

5/8/95 Public Hearing - Cox, Arlene & Kenneth # 95-15

Name:

Address:

Michael W. ~~Strom~~ PO Box 15 Salisbury Mills NY
12577

PUBLIC HEARING:

COX, KENNETH & ARLENE

MR. NUGENT: Request for variation of Section 48-14A(4) of the supplemental Yard Regulations to permit existing garage which projects closer to street than principal building at intersection of Werner Court and Carpenter Road in an R-1 zone.

Mrs. Kenneth Cox appeared before the board for this proposal.

MR. NUGENT: Is anyone in the audience for Arlene and Kenneth Cox besides the applicants?

MS. BARNHART: For the record, I sent out 35 addressed envelopes and this is an affidavit of service by mail which I made out that I sent them out on April 26th.

MR. TORLEY: Are you now visible again?

MR. KRIEGER: Yes, I am.

MRS. COX: Just do what I did before?

MR. NUGENT: Right.

MRS. COX: Here's the pictures for you to look at. We're requesting a zoning variance for an existing two car garage with cinderblock walls, approximately 20 by 20 feet. We built the garage in the fall of 1967, we obtained a building permit for the building on August 25, 1967 and paid the Town of New Windsor \$7.50. Ken staked out the garage and checked with the building inspector before they commenced building to be sure the location was all right and it was approved by the building inspector at that time. If we put the garage back any further, it would be over the septic system. We're in the process of selling our home, therefore we'd appreciate agreement and prompt attention to this variance.

MR. NUGENT: Very good.

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MR. KANE: Mike, does 1967 predate?

MR. BABCOCK: No, 1966.

MR. NUGENT: It just didn't make it.

MR. TORLEY: But the applicants did file a building permit.

MR. KANE: And it was approved?

MR. BABCOCK: I do not have a copy of that building permit in our file, okay. We felt that since they didn't get a C.O. at the time if they would have got a C.O. in 1967 and followed it up with the building department, followed it up with whoever should have followed it up, we wouldn't even be here, and got a C.O., we wouldn't even be talking about it. Their building permit expired is basically what happened so the only way to do it is to apply for a new building permit, get a variance and then get a new C.O. and follow the rules of today. The garage has no problem as far as issuing a C.O., use needs a variance. We're going to give her a C.O. tomorrow if she gets a variance tonight.

MR. KANE: Obviously, it would be economically unfeasible to move this building at this time and to move it any further back so that it was equi-distant with the front of the house would cause a health threat because of the septic?

MRS. COX: Yes.

MR. KRIEGER: Detached garage is a permitted accessory use in this zone?

MR. BABCOCK: That is correct.

MR. KRIEGER: How long has the garage been up?

MR. NUGENT: '67.

MR. NUGENT: Is there any other questions?

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MR. TORLEY: No.

MR. NUGENT: I'll accept a motion.

MR. NUGENT: I'm sorry, would you like to speak on this, sir? Seeing that there is no one in the audience that wants to speak, I'll close the public hearing and open it back up to the board for a motion.

MR. KANE: I move that we grant the applicant the requested variance.

MR. TORLEY: Second it.

ROLL CALL

MR. NUGENT	AYE
MR. TORLEY	AYE
MR. KANE	AYE
MR. LANGANKE	AYE

Date 5/12/95, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Francis Roth, 147 Sycamore Dr. DR.
New Windsor NY 12553

DATE		CLAIMED	ALLOWED
4/24/95	Zoning Board Meeting	75 00	
	Misc. - 1		
	Accumanno - 3		
	Cox - 3 9.00		
	Davidson - 4		
	Tierney - 3		
	Meyers - 8		
	Park Road - 10		
	Cicarelli - 10	189 00	
	<u>42 pp</u>		
	APPROVED:	264 00	
	Chairman - ZBA		

COX, KENNETH

MR. NUGENT: Request for variation of Section 48-12a(4) of the supplementary yard regulations to permit existing garage which projects closer to street than principal building at intersection of Werner Court and Carpenter Road in R-1 zone.

Mrs. Kenneth Cox appeared before the board for this proposal.

MRS. COX: We are requesting a zoning variance for an existing two car garage with cinderblock walls, approximately 20 by 20. We built the garage in the fall of 1967. We obtained a building permit for the building on August 25, 1967 and paid the Town of New Windsor \$7.50. Ken staked out the garage and checked with the building inspector at that time before they commenced the building to be sure the location was all right and it was approved by the building inspector at that time. If we put the garage back any further, it would be over the septic system. We're in the process of selling our home and therefore, would appreciate your agreement and prompt attention to this variance. And I have pictures here if you want to see them.

MR. LANGANKE: I'd like to see them.

MR. NUGENT: You answered a lot of question with the opening statement.

MS. BARNHART: You came very well prepared.

MR. NUGENT: Wasn't before zoning, was it?

MR. BABCOCK: No, they did get a building permit in September 12, 1967.

MR. NUGENT: When did zoning come in?

MR. BABCOCK: '66.

MR. NUGENT: I knew it was close.

MR. BABCOCK: Excuse me, Mr. Chairman, the September of

'67 building permit was for a porch addition. We didn't have a copy of the building permit for the garages, although Mrs. Cox had quite a bit of information that led us to believe that there was a building permit issued for that, although we don't have it in our file.

MR. LANGANKE: So, as far as you knew, in 1967 when you constructed this garage, you were in compliance with the law?

MRS. COX: Yes.

MR. LANGANKE: And you took the steps that you knew that were appropriate and necessary to be in compliance?

MRS. COX: That is correct.

MR. BABCOCK: Except getting C.O. that is where our problem is today, the bank is asking for a Certificate of Compliance today and I'm not sure whether that law was the same, the accessory structure projecting closer to the street than the principal building back then or not.

MR. LANGANKE: If you were to put this garage in another location, it would have been over your septic field and would have created a problem?

MRS. COX: Yes and if we put it on the other side of the mobile home, we would have been too close to the property line on the other side.

MR. LANGANKE: So, where you have it is approximately the only place that you could put it?

MRS. COX: Yes.

MR. NUGENT: Any further questions?

MR. LANGANKE: I don't have any questions.

MR. REIS: No, sir.

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MR. NUGENT: I'll entertain a motion.

MR. LANGANKE: I make a motion that we set Mr. Kenneth Cox up for a public hearing for his variance request.

MR. REIS: Second it.

ROLL CALL

MR. LANGANKE	AYE
MR. NUGENT	AYE
MR. REIS	AYE

MR. NUGENT: You want to step forward and we'll give you the information that you are going to require. You can bring it back to the public hearing.

MR. KRIEGER: According to the law, the Zoning Board of Appeals has to decide according to certain criteria set forth in the state law this is a list of the criteria on which they must decide. If you make your presentation, if you would address yourself to those criteria, it would be helpful to the Zoning Board in making a decision. In addition, do you have either your deed or title policy?

MRS. COX: Yes, I do, in fact Pat already has it.

MS. BARNHART: They are right in the file.

MR. KRIEGER: Okay, there's no need for me to keep them but I want to look at them, thank you.

MR. NUGENT: That is it.

MRS. COX: Thank you very much.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

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May 13, 1995

Kenneth R. Cox
P.O. Box 43
Washingtonville, N. Y. 10992

Re: Tax Map Parcel #53-04-09 (Devitt)

Dear Sir:

According to our records, the attached list of property owners are within five Hundred (500) feet of the above-referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

LESLIE COOK
Sole Assessor

/pab
Attachment
cc: Pat Barnhart

Scott Acres Water Company, Inc.
P. O. Box 561
Monroe, N. Y. 10950 X

Washingtonville Soccer Club Inc.
Box 24
Washingtonville, N. Y. 10992 X

Galm, William & Patricia
Box 104
Plutarch Road
Highland, N. Y. 12528 X

Osborne, Lawrence
16 Glenn Round Road
Rock Tavern, N. Y. 12575 X

O'Connell, Una
Glenn Round Road
Rock Tavern, N. Y. 12575 X

Antonelli, Gaetano
108 Meadow Hill Road
Newburgh, N. Y. 12550 X

Steiper, Henry M., Jr.
Golembiewski, Karen A.
10 Glenn Round Road
Rock Tavern, N. Y. 12575 X

Sheafe, Wayland H. & Joy C.
Route 207
Rock Tavern, N. Y. 12575 X

Spindler, Nancy R.
Box 211
Washingtonville, N. Y. 10992 X

Ayres, William G. & Michele
2 Glenn Round Road
Rock Tavern, N. Y. 12575 X

Woodruff, Heather & Lawrence J.
R. D. 1, Carpenter Road
Rock Tavern, N. Y. 12575 X

Town of New Windsor
555 Union Avenue
New Windsor, N. Y. 12553 X

Ceriale, Attilio M. & Rosalie T.
Carpenter Road
Rock Tavern, N. Y. 12575 X

Den, Randolph & Masako
Bull Road
Rock Tavern, N. Y. 12575 X

Huebner, Harry & Maureen
64 Railroad Avenue
Montgomery, N. Y. 12549 X

Pitt, Oscar P. & Evelyn
Carpenter Road
Rock Tavern, N. Y. 12575 X

Stevens, Timothy & Janet
196 Carpenter Road
Rock Tavern, N. Y. 12575 X

Dobbertin, Frederick G.
Kohol, Teresa M.
Carpenter Road
Rock Tavern, N. Y. 12575 X

Lynn, Margaret
Carpenter Road
Rock Tavern, N. Y. 12575 X

Cable, John P. & Margaret M.
205 Carpenter Road
Rock Tavern, N. Y. 12575 X

Secrest, Thomas
Scotts Acres Trailer Park, R.D. 1
Rock Tavern, N. Y. 12575 X

Ziegler, Dorothy H.
Glenn Round Road
Rock Tavern, N. Y. 12575 X

Sully, Henry & Viola
Glenn Round Road
Rock Tavern, N. Y. 12575 X

O'Reilly, Esther C.
9 Glenn Round Road
Rock Tavern, N. Y. 12575 X

Anson, Michael, Sr. & Faye E.
Glenn Round Road
Rock Tavern, N. Y. 12575 X

Thompson, Augustus
4 Werner Court
Rock Tavern, N. Y. 12575 X

Bennett, John K. & Regalia Marion
R.R. 1, Box 222
Carpenter Road
Rock Tavern, N. Y. 12575 X

Carbaugh, Robert A. & Patricia F.
R.R. 1
8 Carpenter Road
Rock Tavern, N. Y. 12575 X

Roggendorf, James & Darlene
Werner Court
Rock Tavern, N. Y. 12575 X

Waters, Martin J.
5 Sloan Road X
Newburgh, N. Y. 12550

Gillette, James W.
3 Werner Court X
Rock Tavern, N. Y. 12575

Kincaid, John D.
M.D. 1 - Route 94 X
Washingtonville, N. Y. 10992

Fischer, Arlene
Martha Gedalje X
14 Carpenter road
Rock Tavern, N. Y. 12575

Munderville, Peter J.
6 Carpenter Road X
Rock Tavern, N. Y. 12575

Nemeth, John A.
292 Piermont Avenue X
South Nyack, N. Y. 10960

Pulim.
April 24, 1995
#95-15.

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: APRIL 11, 1995

APPLICANT: KENNETH COX
P.O. BOX 43
WASHINGTONVILLE, N.Y. 10992

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: APRIL 7, 1995

FOR (BUILDING PERMIT): EXISTING GARAGE 20FT. X 20FT.

LOCATED AT: CORNER OF WERNER COURT AND CARPENTER ROAD

ZONE: R-1

DESCRIPTION OF EXISTING SITE: SECTION: 53, BLOCK: 4, LOT: 9
EXISTING MOBILE HOME

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. THE GARAGE IS CLOSER TO THE STREET THAN THE PRINCIPLE BUILDING; THE PRINCIPLE BUILDING FRONTS THIS STREET.

Paul L. Schmitt Jr.
BUILDING INSPECTOR

REQUIREMENTS

PROPOSED OR
AVAILABLE

VARIANCE
REQUEST

ZONE: R1 USE 48-14 A(4)

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD

CC: Z.B.A., APPLICANT, B.P. FILES.

RECEIVED APR 05 1995

IMPORTANT
REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL.HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN.BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
9. PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
10. THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
11. SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12. SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises Kenneth R + Dulcie E. Cook
 Address PO Box 43, Washingtonville Phone 496-6187
 Name of Architect
 Address Phone
 Name of Contractor self
 Address Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder owner

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the N side of Werner Court
(N.S.E. or W.)
and Werner Ct + Carpenter Road feet from the intersection of
2. Zone or use district in which premises are situated _____ Is property a flood zone? Yes _____ No _____
3. Tax Map description of property: Section 53 Block 4 Lot 9
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy _____ b. Intended use and occupancy _____
5. Nature of work (check which applicable): New Building _____ Addition _____ Alteration _____ Repair _____
Removal _____ Demolition _____ Other garage 20' x 20' existing
6. Size of lot: Front Rear _____ Depth _____ Front Yard _____ Rear Yard _____ Side Yard _____
Is this a corner lot? yes
7. Dimensions of entire new construction: Front _____ Rear _____ Depth _____ Height _____ Number of stories _____
8. If dwelling, number of dwelling units _____ Number of dwelling units on each floor _____
Number of bedrooms _____ Baths _____ Toilets _____
Heating Plant: Gas _____ Oil _____ Electric/Hot Air _____ Hot Water _____
If Garage, number of cars 2
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____
10. Estimated cost _____ Fee _____
(to be paid on this application)
11. School District _____

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office Of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer — APPLICATION FOR BUILDING PERMIT

Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the same in connection with this application.

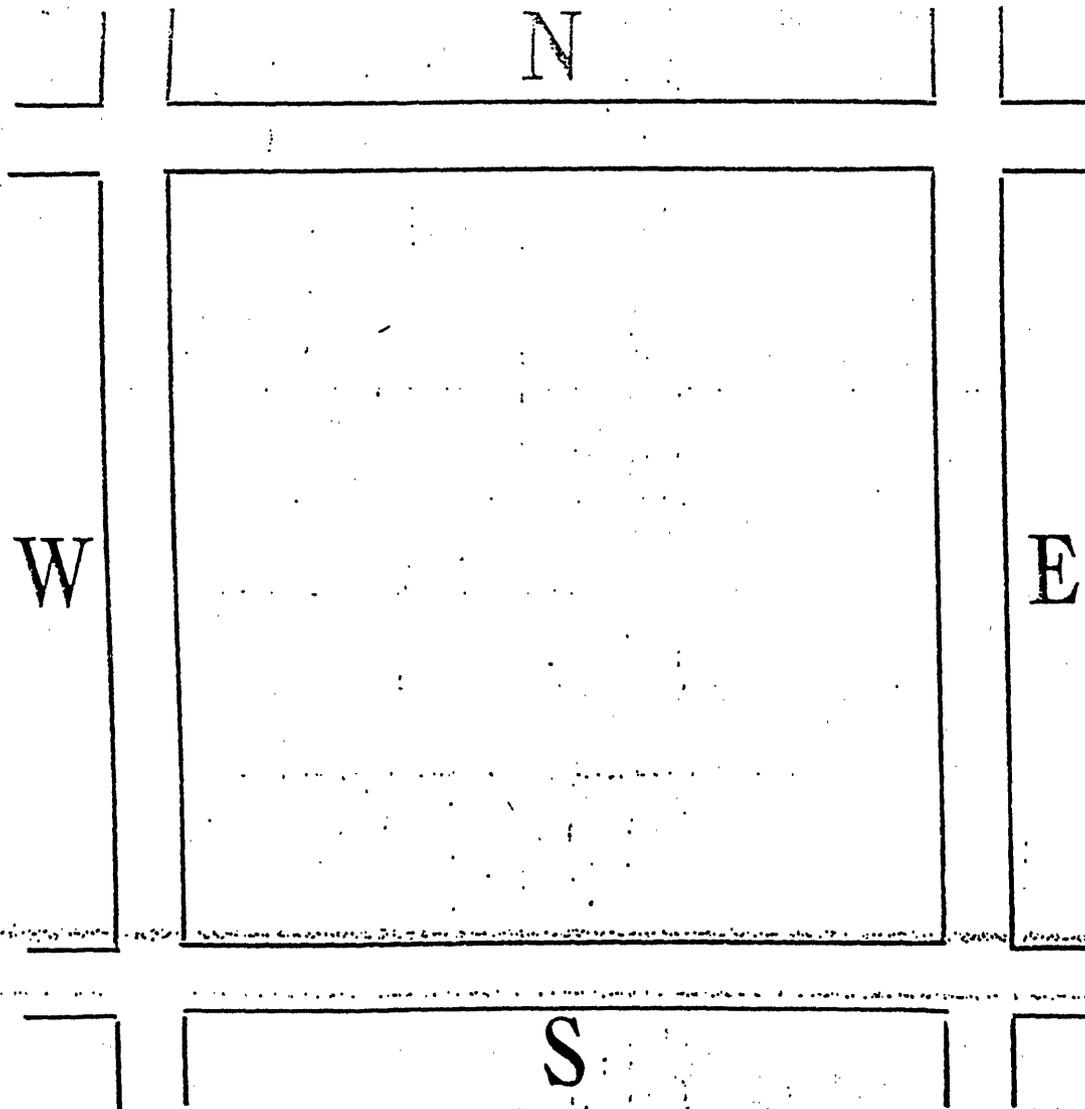
(Signature of Applicant)

(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

Rec'd. ZBA
4/25/95 (PAB)

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 15

Request of KENNETH R. & Arlene E. Cox

for a VARIANCE of the Zoning Local Law to permit:

EXISTING GARAGE 20' x 20' which lies closer to
STREET than principle building.

being a VARIANCE of Section 48-14 A(4) of the SUPP.
YARD REGULATIONS.

for property situated as follows:

CORNER of Werner Court & Carpenter Road
New Windsor, NY.

known as tax lot Section 53 Block 4 Lot 9.

SAID HEARING will take place on the 8th day of May,
1995, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P.M.

James Nugent.
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

95-15

Date: 4/24/95

I. Applicant Information:

- (a) KENNETH R & Arlene E. Cox X
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) DANIEL BLOOM, PO Box 4323, New Windsor, NY 12553-6920 571-
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- Use Variance Sign Variance
- Area Variance Interpretation

III. Property Information:

- (a) R-1 2 Wether Court 53-4-9 137-478+
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? 1963
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? No
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: _____
(Describe proposal) _____
- _____
- _____
- _____

N/A

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes ___ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-14A(4) ~~Table of SUPP YARD REGS~~ ~~Regs., Col.~~

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only
** No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

The garage was built in 1967 of cinder block sides. It was put in this position because if we put it back further it would be over the septic system and if it was put on the other side of mobile home it would be too close to property line. This was approved in 1967 by the building inspector.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

N/A

(c) *N/A* What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: *N/A*

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

(b) Variance: Granted (___) Denied (___)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

CERTIFICATE OF TITLE ISSUED BY

STEWART TITLE INSURANCE COMPANY

Certifies to the proposed insured named in Schedule A that an examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of title insurance policy in favor of the proposed insured, covering premises described in Schedule A, in the amounts hereinafter set forth, insuring the fee and / or mortgage and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of insurance policy. If title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

STEWART TITLE
INSURANCE COMPANY



Countersigned by:

A handwritten signature in black ink, appearing to be 'J.P.', written over a horizontal line.

Company: _____

Address: _____

City, State: _____

Agent No.: _____

A handwritten signature in black ink, appearing to be 'John A. ...', written over a horizontal line.

President

A handwritten signature in black ink, appearing to be 'John A. ...', written over a horizontal line.

Secretary

KAR-VIN ABSTRACT CORP.
273 Quassaick Avenue
New Windsor, N.Y. 12553
(914) 562-2622 FAX (914) 565-8737

STEWART TITLE INSURANCE COMPANY

Title No. 951122

Effective Date: 3/27/95

Redated:

Proposed Insured:

Purchaser: Michael W. Straw and Michelle L. Straw

Mortgagee: Mutual of North America , its Successors
and/or Assigns

Amount of Insurance:

FEE: \$69,000.00

Mortgage: \$62,000.00

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to the liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed and/or mortgaged by:

Kenneth R. Cox & Arlene E. Cox who acquired title by deed dated 8/24/67 made by The Three B's, Inc. and recorded in the ORANGE County Clerk's Office on 8/28/67 in Liber 1775 of Deeds, at page 544.

Premises described in Schedule "A" are known as:
Werner Court

County: ORANGE

City:

Town: New Winsdor

Section/Block/Lot: 53-4-9

STEWART TITLE INSURANCE COMPANY

SCHEDULE A

Title No. 951122

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County, New York, more particularly described as Lot No. 13, Block B on "Plan of Subdivision, Section A, Scott Acres, Town of New Windsor, Orange County, New York, dated March 5, 1963" made by Horowitz, Engineers, Circleville, New York, and filed in the Orange County Clerk's Office July 19, 1963 as Map 1998 in pocket 15, folder A.

STEWART TITLE INSURANCE COMPANY

SCHEDULE B

Title No. 951122

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or delivery of the policy.

1. Taxes, tax liens, tax sales, water rates, sewer rents and assessments ~~set forth in schedule herein.~~
2. Mortgages returned herein (ONE). Detailed statement within.
3. Any state of facts which an accurate survey might show.
or
Survey exceptions set forth herein.
4. Rights of tenants or persons in possession.
5. Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth herein. Road dedication, exceptions, reservations in Liber 1735 cp 310. Easement, right of way, rights in Liber 760 cp 220, Liber 1637 cp 970 and Liber 778 cp 425. Covenants and restrictions in Liber 1625 cp 211.
6. Underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same. (FEE POLICY ONLY)

NOTE: Insurance Law Sec. 64 Subdivision 6409(c) requires that title companies offer, at or prior to closing, an optional policy to cover the homeowner for the **FUTURE** market value of his house. You may, therefore, elect to obtain protection in excess of your purchase price. If you do not wish this additional statutory coverage, you **MUST WAIVE** by signing in the space below this exception:

STEWART TITLE INSURANCE COMPANY

Title No. 951122

SCHEDULE B - Continued

7. The amount of acreage is not insured.
8. No title is insured to any land lying within the lines of any street, road, avenue, lane, turnpike or highway in front of or adjoining the premises described in Schedule "A" or which may cross over the same.
9. Subject to rights and easements if any acquired by any public utilities company to maintain its poles and operate its wires, lines, etc., in, to and over the premises herein and in, to and over the streets adjacent thereto. (FEE POLICY ONLY)
10. If the mortgage or mortgages returned herein is a Credit Line Mortgage, special arrangements with the title company must be made PRIOR to closing in order to satisfy same at closing.
11. Obtain proof that Kenneth R. Cox and Arlene E. Cox has not been known by any other name for 10 years last past. Any other name must be submitted to Company prior to closing.
12. No personal inspection having been made by this Company, policy will except any state of facts an inspection would disclose.
13. The courses stated in the description will not be insured in the absence of a satisfactory survey certified to the Company.
14. Riparian rights, if any, in favor of the premises herein are not insured.
15. Rights of others to drain through creeks or streams, if any, which cross premises and the natural flow thereof will be excepted.
16. Except all water meter charges from date of the last actual reading of the meter, including all charges entered hereafter but which might include usage prior to the date of this policy.

17. As premises herein are benefited by a tax exemption, policy will except the lien which may attach by reason of any restoration of real property taxes after transfer of title by the owner entitled to tax exemption.

18. 1 judgment herein to be disposed of, see attached.

19. Notes and setbacks on Filed Map #1998.

20. Variation between tax map and filed map #1998: Northwesternly boundary line on filed map reads 178.00'; Northwesternly boundary line on tax map reads 118'.

Print ID: 1701
Run Date: 4/10/95 12:42:50
Run By: NYORNEWFPUB

Business Records Solutions Specialists
ORANGE-COUNTY CLERK
PUBLIC INQUIRY PRINT

Program: PIJPTG Page 1

Instrument #: 0001620-1994 Name Selected: COX KENNETH R, JR JUDGMENTS INDEXED THROUGH: 10/01/1993 - 4/06/1995

File Date Time Court Type County Perfected Date & Time Sat/Ex Date

3/30/1994 13:56 ----- 3/24/1994 9:00

Attorney: DEP TAX COMM

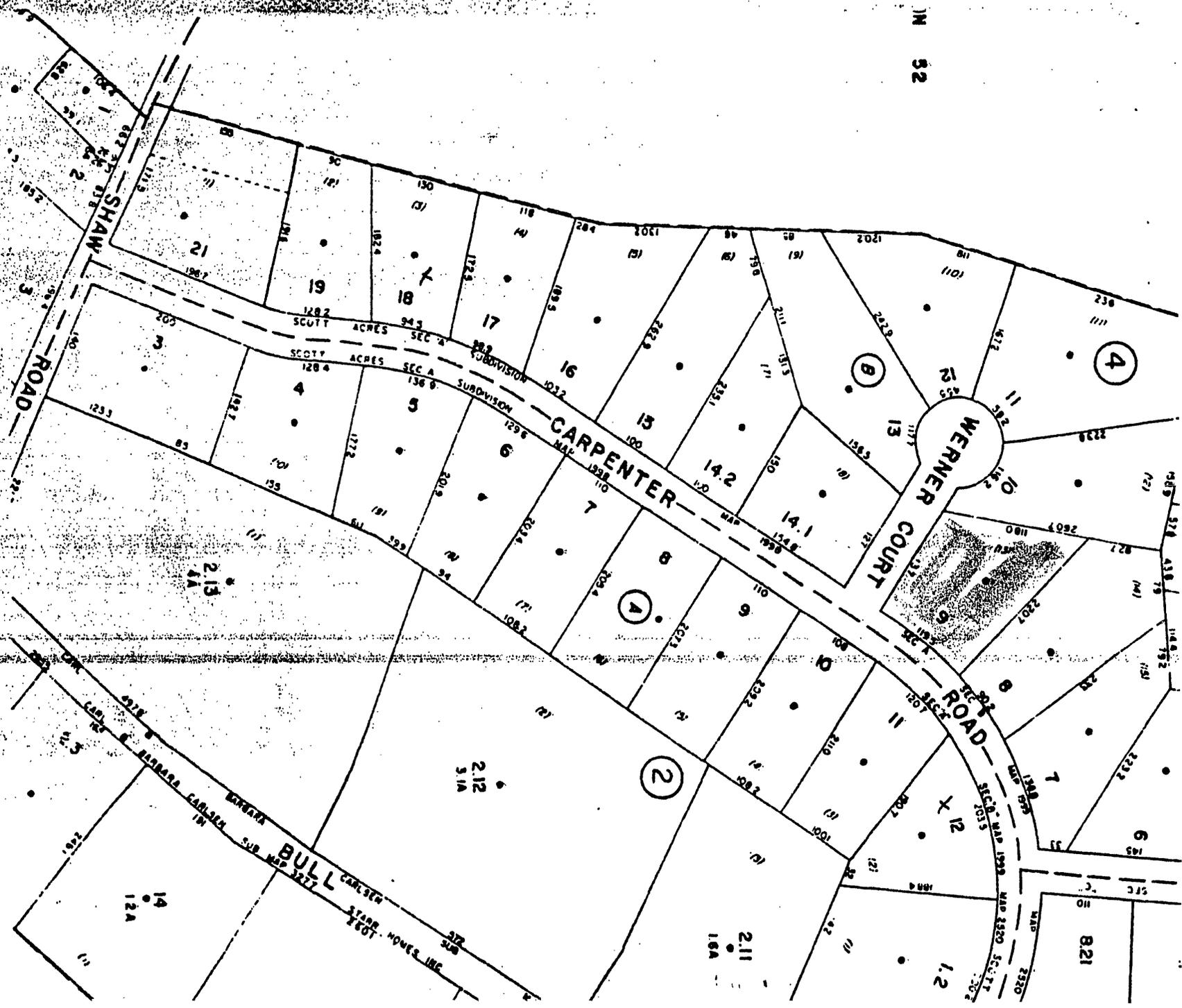
Damage: .00 Misc:
Court Cost:
Total: 7,907.00

Date & Time Added	Sec#	Series	Name	X	Changed Text
3/31/1994 16:12:34	0001	CREDITOR	## NYS TAX COMMISSION 90 SOUTH RIDGE STREET RYE BROOK, NY 10573		
3/31/1994 16:12:34	0002	DEBTOR	COX 600 BROADWAY NEWBURGH, NY 12550	<u>KENNETH R, JR</u> (son?)	
3/31/1994 16:12:34	0003	DEBTOR	## ALJ AUTO REPAIRS 600 BROADWAY NEWBURGH, NY 12550		

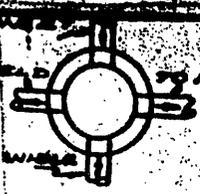
REMARKS
WARRANT ISSUED UNDER ARTICLE 28/29 TAX LAW

***** END OF REPORT *****

*not ours -
Belongs to our son -
Who has nothing to do
with our property
A Cop*



Handwritten signature

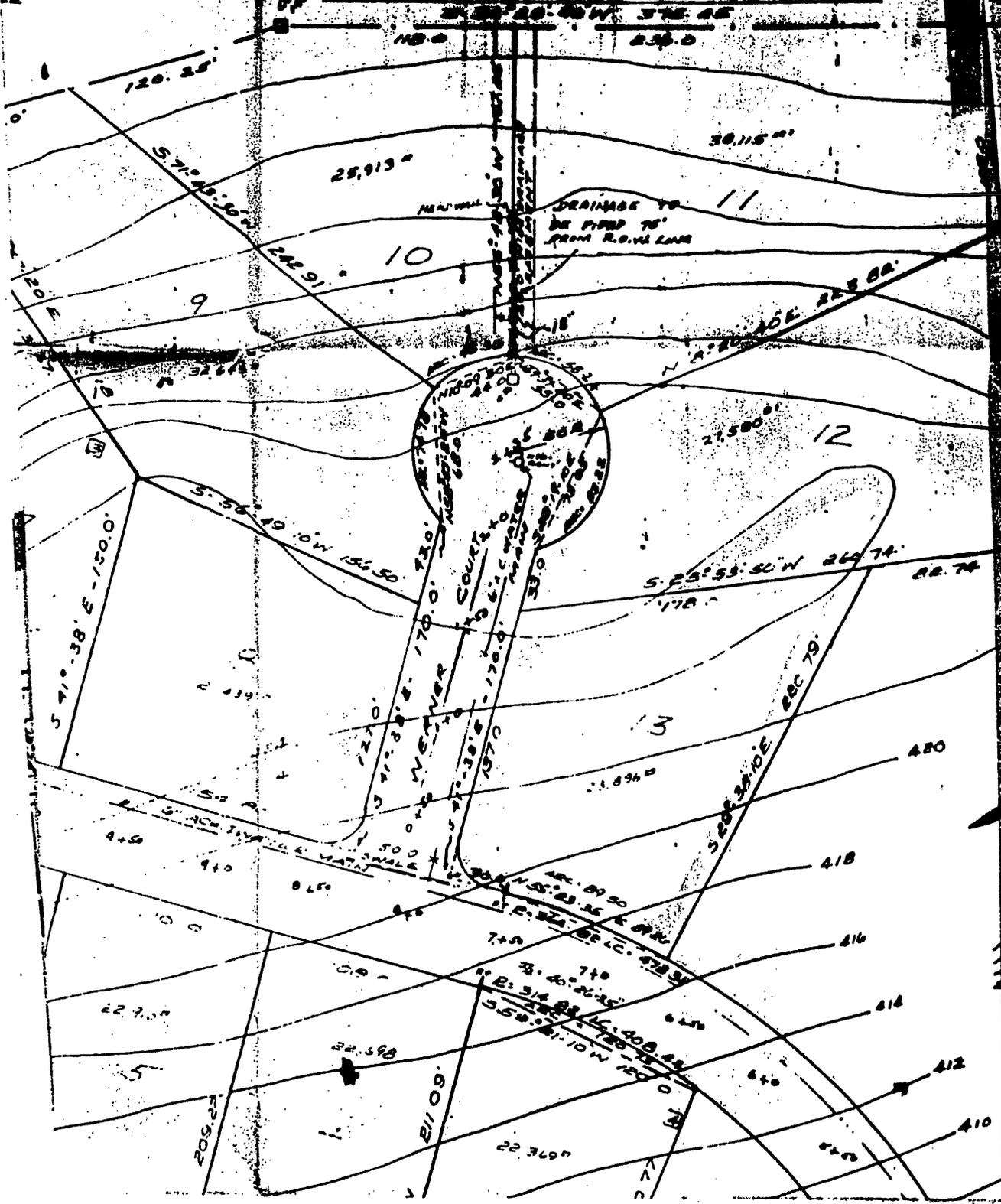


PLAN

SECTION

SECTION

LANDS OF NICE OPERATING CO. INC.



Filed Map

SCHEDULE C

(FOR INFORMATION ONLY)

- . If a deed, presented to the Company for recording at closing, is dated prior to said closing date, the Company will use its best efforts to record the deed and its accompanying instruments promptly; however no liability is assumed for penalties and interest under Section 1416 of the New York State Tax Law due to the inability to file transfer tax returns or pay transfer taxes within the time requirements. Said penalties and/or interest will be charged against the grantor(s).
- . The date on the Deed in this transaction must be the same date as on the Equalization and Assessment form and the TP-584. This date must be the date of closing. If the Deed is signed and dated by the Transferors prior to the closing, duplicate original affidavits, signed by the Transferors, must be presented to the closer at the closing; to be forwarded to the Clerk's office with the Deed.

IF THIS TRANSACTION CONSISTS IN WHOLE OR IN PART OF AN ASSIGNMENT OF MORTGAGE, THEN THE FOLLOWING OBJECTION MAY APPLY:

- . In order to record an assignment of a mortgage, there must be set forth in the assignment document or attached thereto and recorded as part thereof a statement under oath signed by the mortgagor or any other party to the transaction having knowledge of the facts (provided he asserts such knowledge), that the assignee is not acting as a nominee of the mortgagor and that the mortgage continues to secure a bona fide obligation.

This requirement is not applicable to assignment of the type used between lenders which continues, at all times, to secure a bona fide debt, such assignment shall contain the statement: "This assignment is not subject to the requirements of Section 275 of the Real Property Law of the State of New York because it is an assignment within the secondary mortgage market."

- . All documents are to be signed in black ink only for recording purposes.

STEWART TITLE INSURANCE COMPANY

M O R T G A G E

Title No. 951122

MORTGAGOR Kenneth R. Cox & Arlene E. Cox

MORTGAGEE The Central Valley National Bank

Amount: \$4,500.00

Dated: 8/24/67

Recorded: 8/28/67

Liber: 1498

Page: 1082

~~account #~~

~~address:~~

*This was paid off 8/1/77.
ACOP*

THIS TITLE REPORT DOES NOT SHOW ALL THE TERMS AND PROVISIONS OF THE MORTGAGE(S) THEREOF TO ASCERTAIN THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, AND TO DETERMINE IF THERE ARE ANY UNRECORDED AMENDMENTS OR MODIFICATIONS THERETO.

STEWART TITLE INSURANCE COMPANY

T A X S C H E D U L E

Title No. 951122

ASSESSED VALUATION:

LAND: \$6,300.00 FULL: \$13,600.00
VETERANS EXEMPT: \$5,000.00 Town & \$5,000.00 County
County: ORANGE
Town: New Winsdor
School District: Washingtonville Central
Section/Block/Lot: 53-4-9
Property Class Code: 270
Property Size: 119 X 221

ASSESSED TO: Kenneth R. Cox and Arlene E. Cox

1995 STATE, COUNTY AND TOWN TAX: \$310.41 PAID 1/31/95
1994/95 SCHOOL TAX: \$847.69 PAID 9/21/94

Well & Septic

PAID WATER AND SEWER RECEIPTS TO BE PRODUCED AT CLOSING.

POLICY WILL EXCEPT ALL UNPAID WATER RATES AND/OR SEWER RENTS OR ASSESSMENTS IN THE ABSENCE OF PAID BILLS AND RECEIPTS TO BE PRESENTED AT CLOSING. DOES NOT INCLUDE ASSESSMENTS FOR ANY SPECIAL DISTRICT NOT A PART OF THE STATE AND COUNTY TAX ROLL.

OUR POLICY DOES NOT INSURE AGAINST SUCH ITEMS WHICH HAVE NOT BECOME A LIEN UP TO THE DATE OF CLOSING, OR INSTALLMENTS DUE AFTER SUCH DATE. NEITHER OUR TAX SEARCH NOR OUR POLICY COVERS ANY PART OF STREETS ON WHICH THE PREMISES TO BE INSURED ABUT.

IF THE TAX LOTS ABOVE MENTIONED COVER MORE OR LESS THAN THE PREMISES UNDER EXAMINATION, THIS FACT WILL BE NOTED HEREIN. IN SUCH CASE, THE INTERESTED PARTIES SHOULD TAKE THE NECESSARY STEPS TO MAKE THE TAX MAP CONFORM TO THE DESCRIPTION TO BE INSURED.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 24th day of AUGUST, nineteen hundred and SIXTY SEVEN
BETWEEN **THE THREE B'S, INC.**, a domestic corporation with office and
principal place of business at 11 Main Street, Village
of Washingtonville, Orange County, New York,

party of the first part, and

KENNETH R. COX and ARLENE E. COX, his wife,
P.O. Box 153
Vails Gate, Orange County, New York,

parties

~~party~~ of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Town of New Windsor, Orange County, New York**, more particularly described as **Lot No. 13, Block B on "Plan of Subdivisor Section A, Scott Acres, Town of New Windsor, Orange County, New York, dated March 5, 1963" made by Eustance & Horowitz, Engineers, Circleville, New York, and filed in the Orange County Clerk's office July 19, 1963 as Map 1998 in pocket 15, folder A.**

BEING A portion of the premises conveyed by Eugene M. Falkland-Falken to The Three B's Inc. by Deed dated September 14, 1962, and recorded in the Orange County Clerk's office September 17, 1962 in Liber 1625 of Deeds at Page 211.

SUBJECT to the restrictions and restrictive covenants contained in the aforesaid Deed, dated September 14, 1962, and recorded in Orange County Clerk's Office, September 17, 1962 in Liber 1625 of Deeds at page 211.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

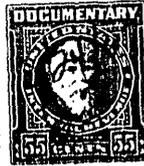
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Quintero

THREE B'S, INC



60 *[Signature]*
[Faint circular stamp]

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

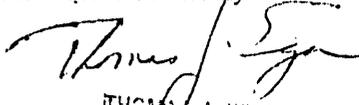
On the *24th* day of *August* 19*67*, before me personally came *Jane Thompson*

to me known, who, being by me duly sworn, did depose and say that she resides at No. *no number*

Oxford Road, Town of Blooming Grove;

that she is the *President* of *Orange County* of *The Three Sisters*, the corporation described

in and which executed the foregoing instrument; that she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that she signed her name thereto by like order.



THOMAS J. MORAN
NOTARY PUBLIC, State of New York
Appointed & Commissioned by the State
Commission Expires March 31, 1969

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Warranty Deed
WITH FULL COVENANTS

TITLE NO.

9676647

THE THREE B'S, INC.
TO

KENNETH R. COX and
ARLENE E. COX
STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



American
TITLE
INSURANCE COMPANY

GUARANTEED TITLE DIVISION

SECTION
BLOCK
LOT
COUNTY OR TOWN

CHARGE TO: CORNELL & EGAN, ESQS.,
Central Valley, N.Y.

Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

TIMEN & WATRAS
297 LIBERTY STREET
NEW BRUNSWICK, NEW JERSEY
Zip No.

chs Cornell = 4 -

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER. 1775 PG 545

Orange County Clerk's Office, S.S.
Recorded on the 25th day
of ... 1967 at ...
o'clock ... A.M. in Liber ...
... at page ...
and Examined.

[Handwritten signature]
Clerk